

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

Tentative Notice of Action

MEETING DATE
November 4, 2005

EFFECTIVE DATE

CONTACT/PHONE Holly Phipps/ Project Manager 805-781-1162

APPLICANT

FILE NO.

James and Sharry Ohl

DRC2005-00023

SUBJECT

Request by James and Sharry Ohl for a Minor Use Permit to allow for the placement of a pre-1976 mobile home. Additionally, the applicant is requesting a waiver of the exterior design standards required by Section 22.30.450(E) of the county code for siding, roof material and roof overhangs. The project will result in the disturbance of approximately 940 square feet on a 20 acre parcel. The proposed project is within Residential Rural land use category and is located at 3433 Sunburst Road and Spiral Drive approximately .15 miles northeast of Amber Hills Way, located approximately .50 miles from Highway 41, and located approximately 5 miles east of the community of Creston. The site is in the El Pomar/Estrella planning area.

RECOMMENDED ACTION

Approve Minor Permit DRC2005-00023 based on the findings listed in Exhibit A and the conditions listed in Exhibit B

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. A General Rule Exemption (ED05-00023) was issued on August 26, 2005. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

| 1.0 | | | |
|------|-----|------|---------------|
| LAND | USE | CAT | TEGORY |
| Raci | dan | tial | Rural |

COMBINING DESIGNATION
None

ASSESSOR PARCEL NUMBER 042-261-025

SUPERVISOR DISTRICT(S)

5

PLANNING AREA STANDARDS:

LUO Title 22, Article 9: El Pomar/Estrella Planning Area. General Standards, offer of road dedication. Does the project meet applicable Planning Area Standards: Yes

LAND USE ORDINANCE STANDARDS:

22.10.090 Height Limitations.

22.10.140 Setbacks.

22.30.450 Residential Mobile Homes.

Does the project conform to the Land Use Ordinance Standards: Yes - see discussion

INAL ACTION

This tentative decision will become final action on the project, effective on the 15th day following the administrative hearing, on November 4, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.

EXISTING USES:

Unpermitted mobile home

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural/scattered dwellings South: Residential Rural /scattered dwellings

East: Residential Rural /agricultural

West: Residential Rural /scattered dwellings

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:

COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: CDF and Public Works | | | | |
|---|-------------------------------------|--|--|--|
| тородгарну: Level to gently rolling (0-10% slopes) | vegetation: Grasses | | | |
| PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF | ACCEPTANCE DATE: August 26, 2005 | | | |

DISCUSSION

PROJECT HISTORY: Construction Permit (88584) to install an as-built mobile home was finaled on February 2, 2004. Construction Permit (88583) for a pole barn finaled on November 9, 1994, and a Construction Permit (88582) for a pole barn finaled on October 8, 1993.

PLANNING AREA STANDARDS: Project conforms to the El Pomar/Estrella Planning Area as follows:

22.94.040. F.1: Offer of dedication. Prior to the issuance of any land use permit, offer for dedication a public road right-of-way across the entire property frontage along the proposed road. Offered rights-of-way should follow platted road alignments where feasible, and are to be one-half of a 50-foot wide road Section from the future centerline.

LAND USE ORDINANCE STANDARDS:

Project conforms to Land Use Ordinance standards as follows:

22.10.090 Height Limitations - LUO Title 22 Article 3 establishes the following building height limitation: 35 feet maximum. This approval is conditioned for conformance with the height limitation requirement.

22.10.140 Setbacks - LUO Title 22 Article 3 establishes the following minimum setbacks for this structure: 25 feet from front property line, 30 feet from side property lines, and 30 feet from rear property line. This approval is conditioned for conformance with all setback requirements.

22.30.450 Residential Mobile Homes – This approval is conditioned for conformance with all residential mobile home requirements, with the following adjustments:

Requested Adjustment - The standard pertaining to certification of mobile homes under the National Manufactured Housing Construction and Safety Act of 1974 is to be adjusted by Review Authority pursuant to LUO Section 22.30.450, in order to allow a mobile home constructed prior to 1976.

Requested Adjustment - The exterior design standard pertaining to roof overhang of not less than one foot and the requirements for siding and roofing materials are to be waived by Review Authority pursuant to LUO Section 22.30.450. Because the mobile home will be located on a 20 acre parcel, with a front setback of 150 feet from the front property line, in a sparsely populated area, the characteristics specific to the property and the site make the exterior design standards less important in terms of visual compatibility with the neighborhood and therefore the standards are unnecessary.

Planning Department Hearing Minor Use Permit DRC2005-00023 /**Ohl** Page 3

COMMUNITY ADVISORY GROUP COMMENTS: There is no advisory group for this area.

AGENCY REVIEW:
Public Works- No comments
CDF – Issued fire letter on April 25, 1991

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Holly Phipps and reviewed by Kami Griffin

EXHIBIT A - FINDINGS

Environmental Determination

A. The Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. A General Rule Exemption (ED05-00023) was issued on August 26, 2005. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed mobile home does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed mobile home is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project has been conditioned to require road improvements which is located on Sunburst Road that is also operating at acceptable level of surface.
- G. Waiver of the Mobile home exterior design standards for siding material, roofing material and roof overhangs required by Land Use Ordinance Section 22.30.450.E is justified because the mobile home will be located on a 20 acre parcel, with a front setback of 150 feet from the front property line, in a sparsely populated area. The mobile home can be viewed from parts of Sunburst Road and Spiral Drive however, it cannot be seen from Highway 41. The characteristics specific to the area and the site make the exterior design standards less important in terms of visual compatibility with the neighborhood and therefore the standards are unnecessary.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

- This approval authorizes
 - a. Request by James and Sharry Ohl for a Minor Use Permit to allow for the placement of a pre-1976 mobile home. Additionally, the applicant is requesting a waiver of the exterior design standards required by Section 22.30.450(E) of the county code for siding, roof material and roof overhangs.
 - b. Maximum height is 35 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. At the time of application for construction permits plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Fire Safety

3. At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated August 26, 2005.

Services

- 4. Prior to issuance of building/construction permits, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
- 5. Prior to issuance of building/construction permits the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

- 6. Prior to issuance of a building/construction permit, the applicant shall pay all applicable school and public facilities fees.
- 7. Prior is issuance of land use permit, offer for dedication a public right.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

8. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

Planning Department Hearing
Minor Use Permit DRC2005-00023 / Ohl
Page 6

- 9. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall construct an all weather 18-foot access road with an all weather surface capable of supporting 20 tons to the nearest publicly maintained road.
- 10. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

- 11. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
- 12. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

DEPARTMENT OF PLANNING AND BUILDING

| OBISPO - C | THIS IS A NEW PROJECT REFERRAL | A Ta I Te |
|-----------------|--|--|
| DATE: | 8/11/05 | OUNTY OF SAN LUIS OSISPO ARTIMENT OF FURLIC WOMES |
| To: From | · PIX) | |
| 10: 11. | XINVL ANTONIA | OHL |
| FROM: TO | Triease direct response to the above | C 2005-D0023 |
| | Project Nar | me and Number *OR ASK THE SWITCH- |
| | Development Review Section (Phone: 788-2009 | (BOARD FOR THE PLANNER) |
| PROJECT DI | ESCRIPTION: Minor Use Permit: Pre- | 1976 mobile |
| home. | Located off Sunburst Rd.) (| Keston, on |
| 20 ac | res. APN: 042-261-025 | |
| | | |
| Return this let | er with your comments attached no later than: 8/24/05 | 5 |
| PART I | IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO YES NO | O DO YOUR REVIEW? |
| PART II | ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPAREVIEW? | ACTS IN YOUR AREA OF |
| | NO (Please go on to Part III) YES (Please describe impacts, along with recommendate the impacts to less-than-significant less-than-s | mended mitigation measures to evels, and attach to this letter.) |
| PART III | INDICATE YOUR RECOMMENDATION FOR FINAL ACTION approval you recommend to be incorporated into the project recommending denial. IF YOU HAVE "NO COMMENT," PLE | ct's approval, or state reasons for |
| Recom | 1 approval | |
| | | |
| <u> </u> | | |
| | | |
| 8.31.5 | - Ton Pone | 5271 |
| Date | Name | Phone |
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M:\PI-Forms\Project Referral - #216 Word.doc

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

• (805) 781-5600

FAX: (805) 781-1242

WEBSITE: http://www.slocoplanbldg.com

Revised 4/4/03

FMAII: nlanning@co.slo.ca.us

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Bu

DRC2005-00023 OHL JAMES R

MINOR USE PERMIT

MINOR USE FOR A PRE 1976 MOBILE HOME

PSW

| □ Conditional Use Permit/Development Plan □ Surface Mining/Reclamation Plan □ Curb, Gut □ Other □ Modification | on to approved land use permit |
|---|---|
| APPLICANT INFORMATION Check box for contact person Landowner Name SAMES R. MD SHARRY Mailing Address P.O. BOX 409 CS. COM Email Address: SAMESONLE CS. COM | |
| □ Applicant Name JAMES R. OHC Mailing Address P.O. BOX 409 CLESTOW, CA. Email Address: SOMESONI © CS - COM | |
| | Daytime Phone |
| Mailing Address | Zip: |
| Email Address: | |
| PROPERTY INFORMATION Total Size of Site: 20 ACRES Assessor Parcel Num Legal Description 105 110, 96 ASSCURTED AUM Address of the project (if known): 3433 SUNBORS Directions to the site - describe first with name of road province nearest roads, landmarks, etc.: 5 MILES EAST OF DEN RIGHT ON AMBER HILLS WAYS AM Describe current uses, existing structures, and other improve RANCH FOR RAISING HORSES, CO PROPOSED PROJECT Describe the proposed project (inc. sq. ft. of all buildings): HOME FOR MY RESIDENCE | ding primary access to the site, then CRESTON ON HIGHWAY 41 UD GO TO WERSECTION OF SUN Vements and vegetation on the property: WE AND GROWNS GRAW |
| LEGAL DECLARATION I, the owner of record of this property have completed this f statement here are true. I do hereby grant official represent inspect the subject property. Property owner signature FOR STAFF USE ONLY Reason for Land Use Permit: | orm accurately and declare that all tatives of the county authorization to Date 8/9/05 |

LAND USE PERMIT APPLICATION

| | San Luis Obispo County Department of Planning and Building File No |
|----------|--|
| | Type of project: Commercial Industrial Residential Other |
| | Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): REPLACEMENT MOBILE LOWE PRE 1976 (1973) |
| | Describe existing and future access to the proposed project site: SUNBURST RD AND SPIRAL DR. |
| | Surrounding parcel ownership: Do you own adjacent property? Yes Do No If yes, what is the acreage of all property you own that surrounds the project site?: |
| | Surrounding land use: What are the uses of the land surrounding your property (when applicable please specify all agricultural uses): North: SEMPTY ALMOND ORCHARD South: AG CONSEQUATION East: EMPTY OUD ALMOND ORCHARDSWest: RURAL RESIDENTIAL AND RURAL RESIDENTIAL |
| 20 ACRES | For all projects answer the following: Square footage and percentage of the total site (approximately) that will be used for the following: Buildings: 6410 sq. feet 6 % Landscaping: 50,000 sq. feet 6 % Paving: 6410 sq. feet 6 % Other (specify) Total area of all paving and structures: 6410 sq. feet 6 acres Total area of grading or removal of ground cover: 6410 sq. feet 6 acres Number of parking spaces proposed: 4 Height of tallest structure: 15 FT. Number of trees to be removed: 7ype: |
| | Proposed water source: ☐ On-site well ☐ Shared well ☐ Other ☐ Other ☐ Community System - List the agency or company responsible for provision: ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ |
| | Do you have a valid will-serve letter? ☐ Yes If yes, please submit copy ☐ No Proposed sewage disposal: ☐ Individual on-site system ☐ Other ☐ Community System -List the agency or company responsible for sewage disposal: ☐ Do you have a valid will-serve letter? ☐ Yes If yes, please submit copy ☐ No |
| | Fire Agency: - List the agency responsible for fire protection: CDF |
| | For commercial/industrial projects answer the following: Total outdoor use area: sq. feet sq. feet Total floor area of all structures including upper stories: sq. feet For residential projects, answer the following: Number of residential units: Number of bedrooms per unit: Total floor area of all structures including upper stories, but not garages and carports: Total of area of the lot(s) minus building footprint and parking spaces: |

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

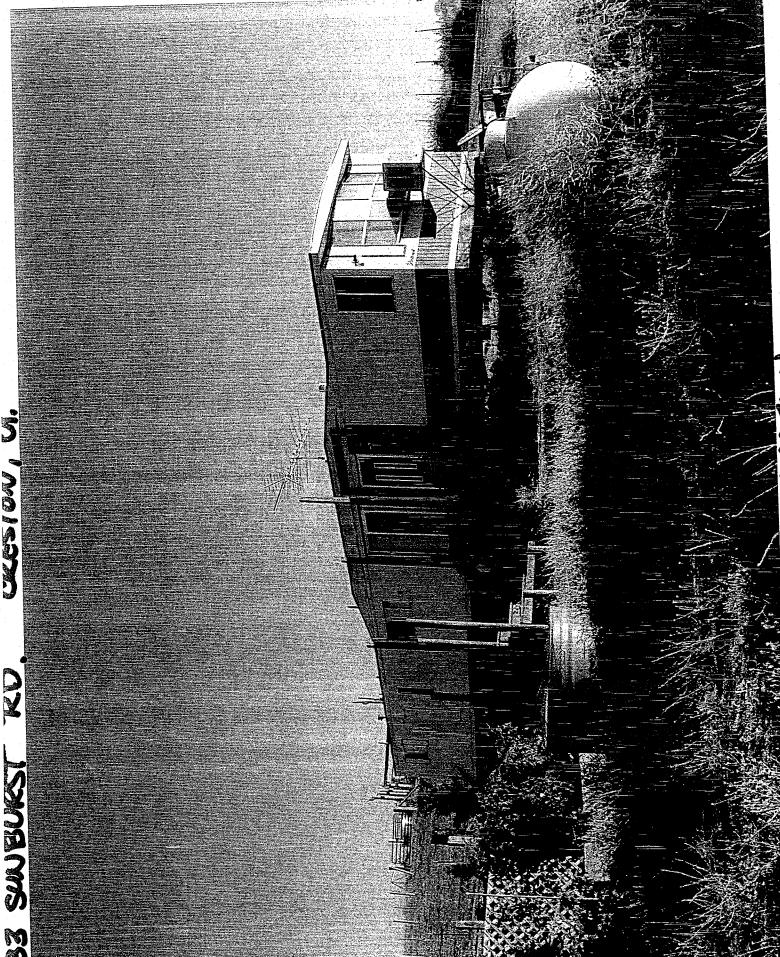
Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

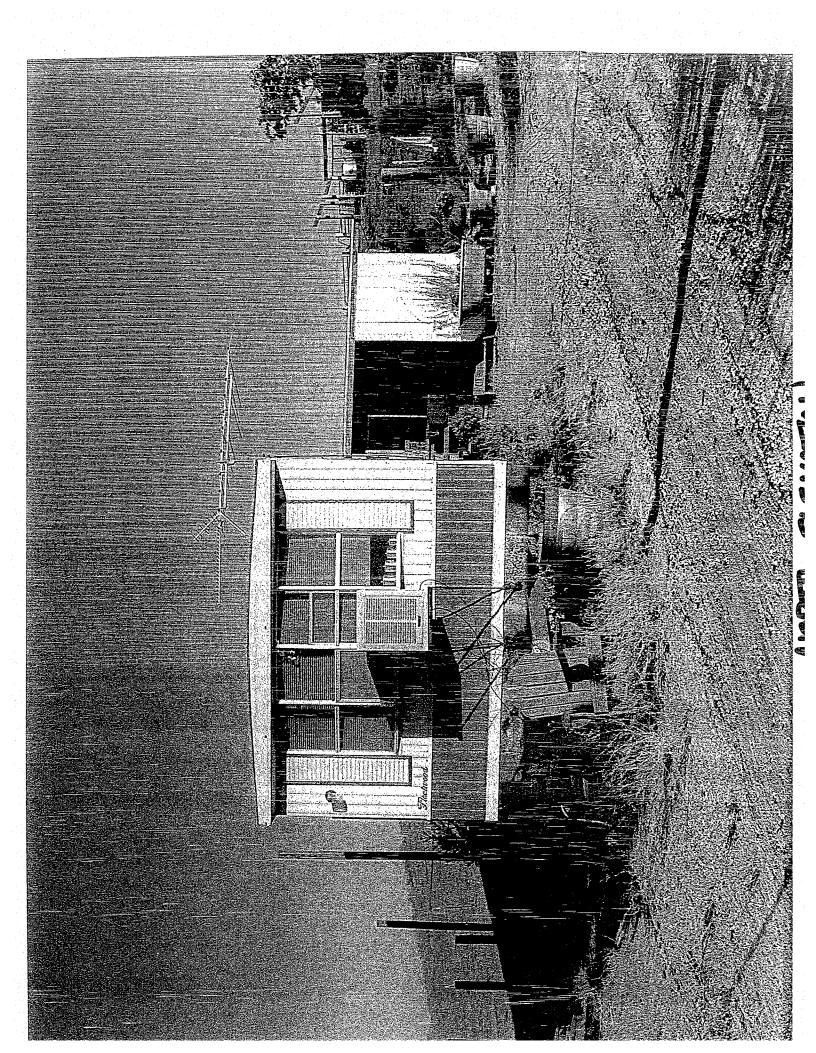
Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

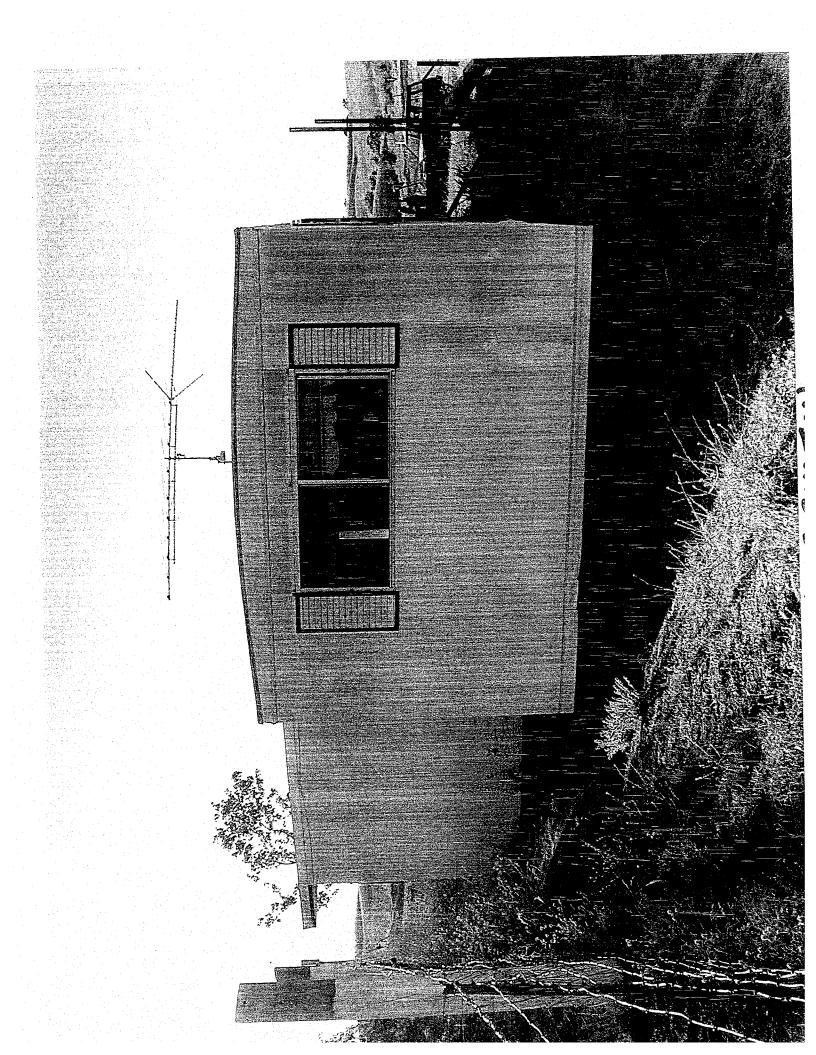
Physical Site Characteristic Information

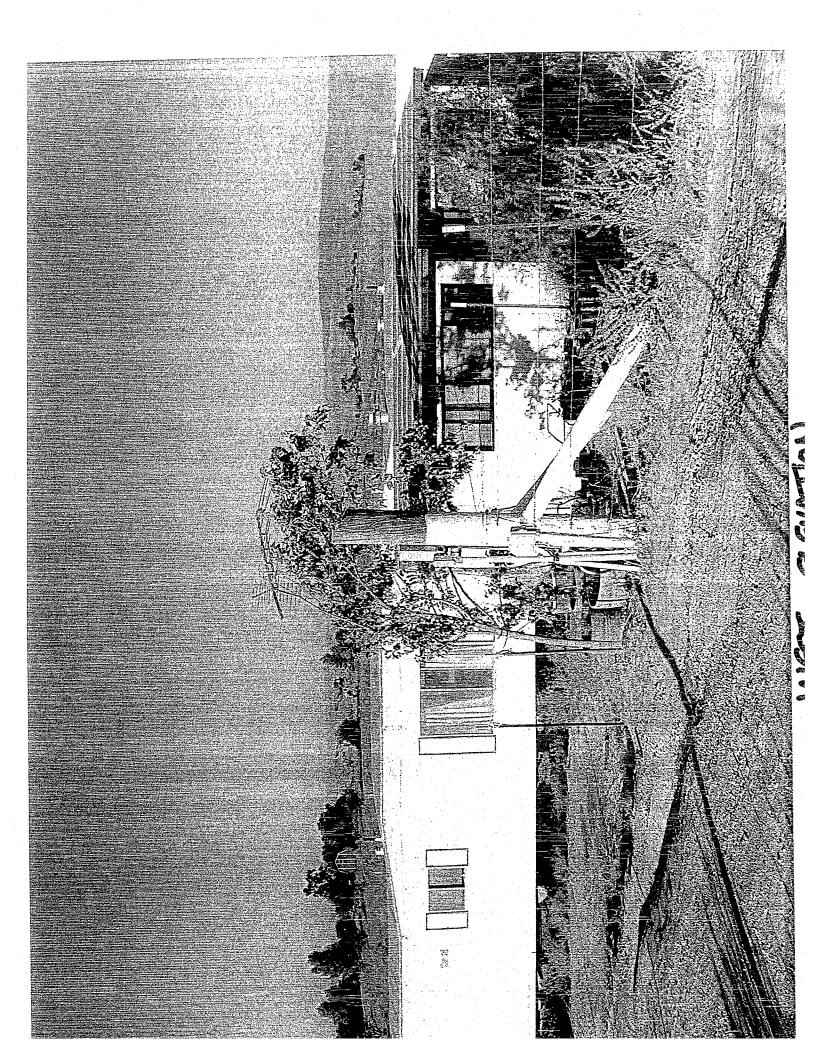
Your site plan will also need to show the information requested here

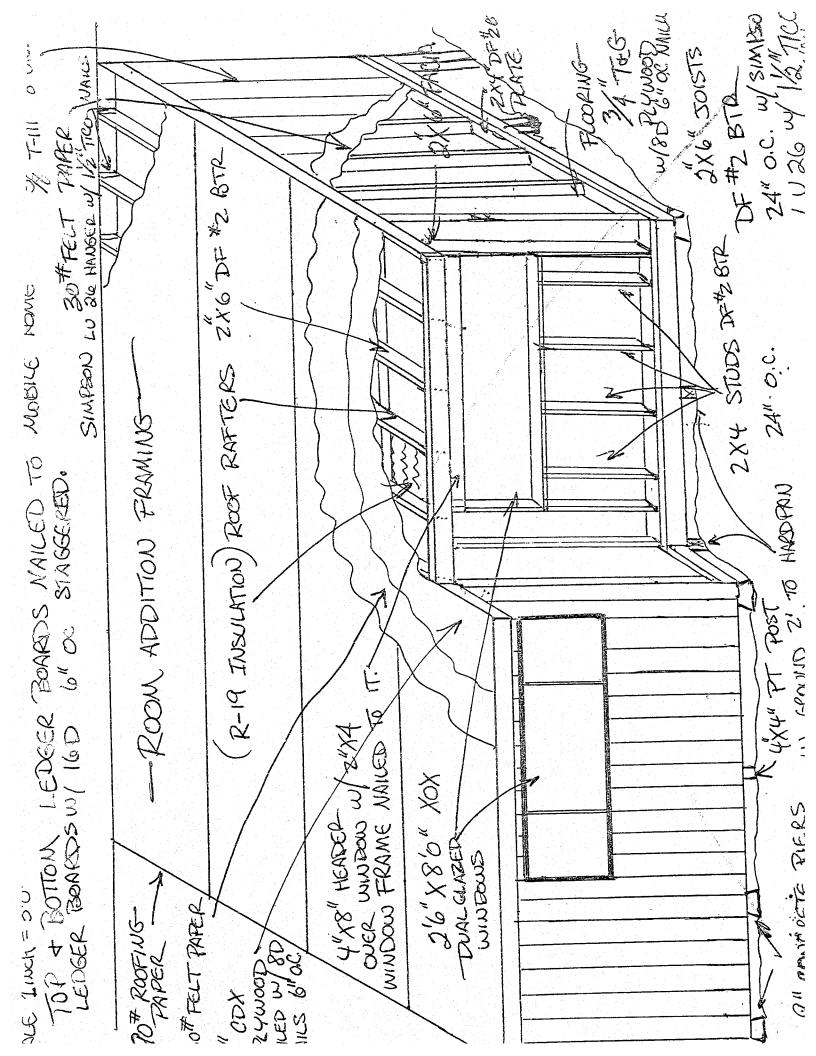
| Your s | te plan will also need to show the information requested here |
|--------|--|
| 1. | Describe the topography of the site: Level to gently rolling, 0-10% slopes:acres |
| | Moderate slopes of 10-30%:acres |
| | Steep slopes over 30%:acres |
| 2. | Are there any springs, streams, lakes or marshes on or near the site? Yes No |
| | If yes please describe: |
| 3. | Are there any flooding problems on the site or in the surrounding area Yes No |
| | If yes, please describe: |
| 4. | Has a drainage plan been prepared? ☐ Yes No |
| | If yes, please include with application. |
| 5. | Has there been any grading or earthwork on the project site? ☐ Yes 🔏 No |
| | If yes, please explain: |
| 6. | Has a grading plan been prepared? ☐ Yes 💆 No |
| | If yes, please include with application. |
| 7. | Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No |
| 8. | Is a railroad or highway within 300 feet of your project site? Yes No |
| 9. | Can the proposed project be seen from surrounding public roads? A Yes L No |
| | If yes, please list: FART OF SUNBURST RD AND SPIRAL DRI |
| | I KADECT HOME IS \$000 1+ AWAY. |

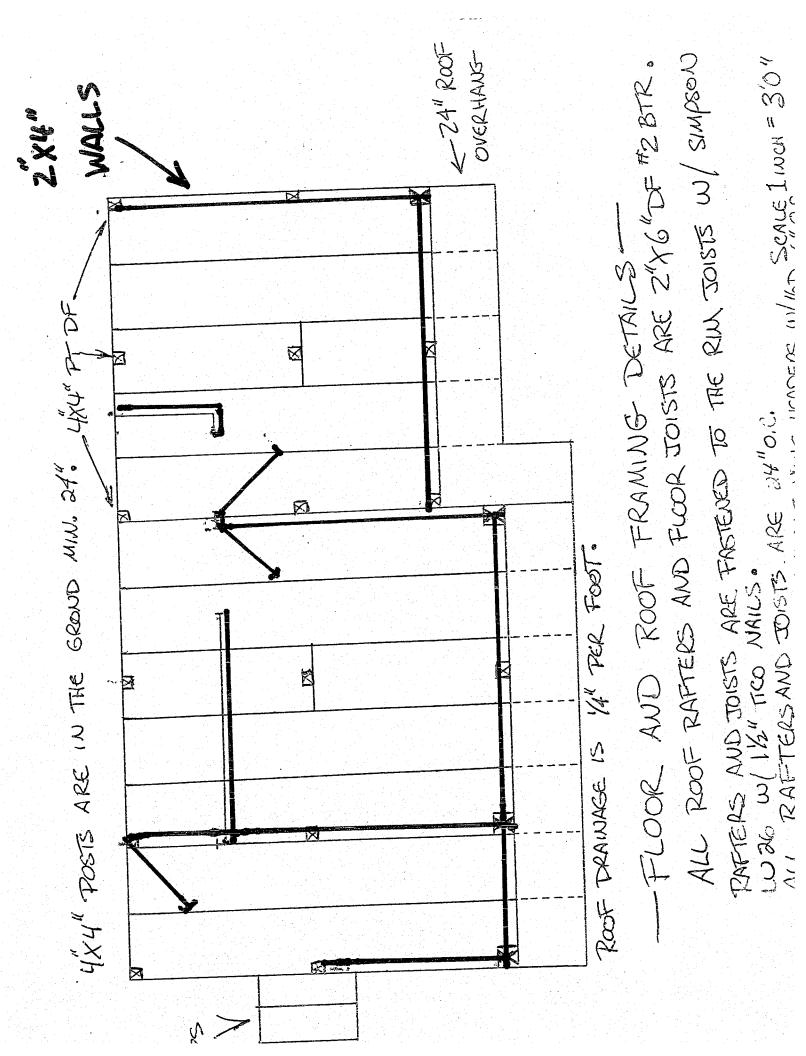




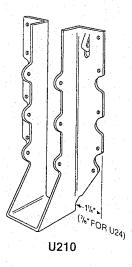


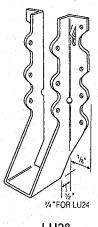




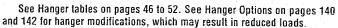








LU28 (except LU Roughs)



LU—Value engineered for strength and economy. Precision-formed—engineered for installation ease and design value.

LUP-Precision-formed and engineered for fast installation. One hit positions the hanger for header nailing, eliminating joist nailing and the need for special short nails.

U—The standard U hanger provides flexibility of joist to header installation.

Versatile fastener selection with tested allowable loads.

HU—Most models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes with common nails. These heavy-duty connectors are designed for schools and other structures requiring additional strength, longevity and safety factors.

MATERIAL: See tables on pages 46 to 52.

FINISH: Galvanized

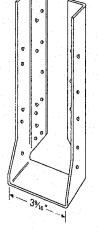
INSTALLATION: • Use all specified fasteners. See General Notes.

- · LUP-Speed prongs provide instant location of the hanger onto the carrying beam and nailless securing of the joist onto the hanger. If a joist prong is deflected or bent on a knot, nail a 10dx11/2" or equal through that slot. On cantilevered joists, use a 10dx11/2" nail at each prong in addition to the prongs.
- HU—can be installed filling round holes only, or filling round and triangle holes for maximum values.

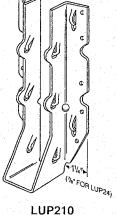
OPTIONS: •

- See Hanger Options on page 142, for sloped and/or skewed U/HU models, and HUC (concealed flange) models.
- HU only-rough beam sizes available by special order. See page 52 for tables.
- · See also LUS and HUS series.

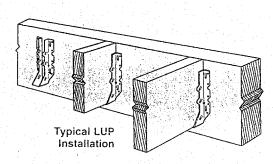
CODES: BOCA, ICBO, SBCCI NER-393; ICBO 5117; City of L.A. RR 24947, RR 24818; Dade Co., 98-1021.01.



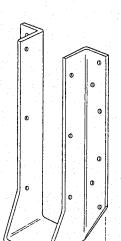
HUC412 Concealed Flanges



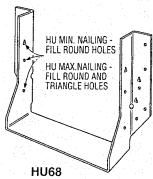
LUP210

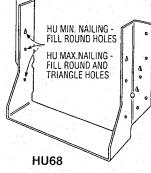


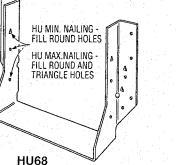
Model configurations may differ from those shown. Some HU models do not have triangle holes. Consult factory.



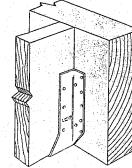
HU214 Projection seat on most models for maximum bearing and section economy.











is blown after

Typical HU Installation

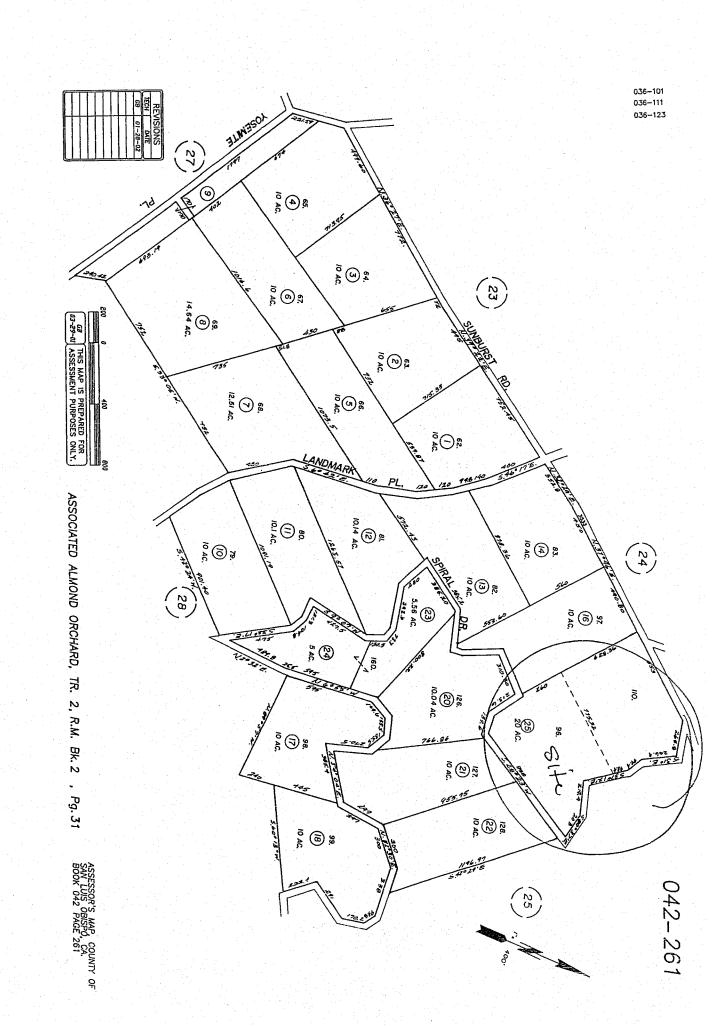
JOIST SHEAR LOADS

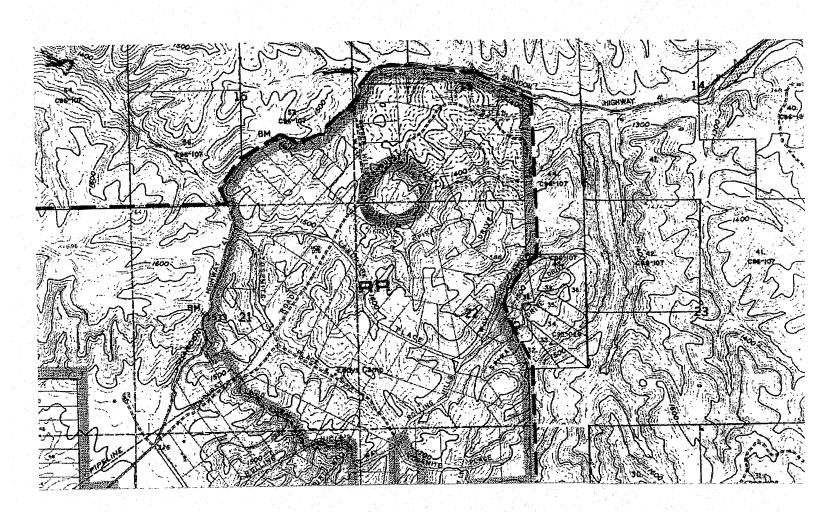
The maximum capacity of a horizontal joist or rafter may be limited by the maximum horizontal shear capacity. This table gives the capacity for common sizes.

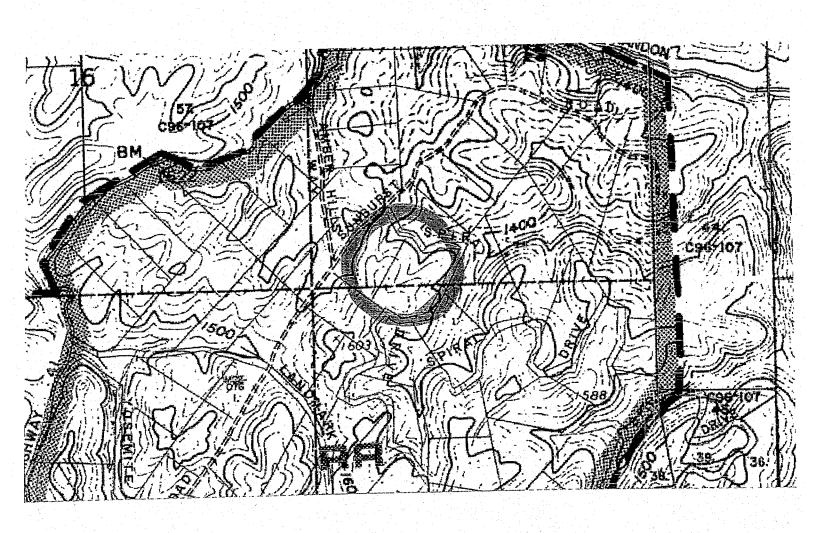
| Joist | · · · · | Α | llowable Shear | | | |
|--------|---------|-----|----------------|-----|------|-----|
| or | 100 | | 115 | | 125 | |
| Rafter | DFL | SPF | DFL | SPF | DFL | SPF |
| 2x4 | 332 | 245 | 382 | 282 | 415 | 306 |
| 2x6 | 522 | 385 | 600 | 443 | 653 | 481 |
| 2×8 | 688 | 508 | 792 | 584 | 860 | 635 |
| 2x10 | 878 | 648 | 1010 | 745 | 1098 | 810 |

1 DFL = Doug Fir-Larch; SPF = Spruce-Pine-Fir. 2.FV = 95 psi for DFL, 70 psi for SPF.

3. The 115 and 125 loads are 115% and 125% of the 100% column. according to the code for short-term loading.







Parcel Summary Report For Parcel # 042,261,025

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

dress Information

atms

Address 00000 SUNBURST RD RELPO

ot Information:

ommunity:

lanning Area:

y pe

Section Lot Range Block / Tract / Twnshp

Lot Flags Land Use Elements

Misc

ot Information:

Manning Area: ELPO community: RELPO

Block / Range Twnshp Tract / V lot

Section 0110 0000 ALMOR

Misc

Lot Flags

Land Use Elements

RI/VL

People Information

Name and Address Role

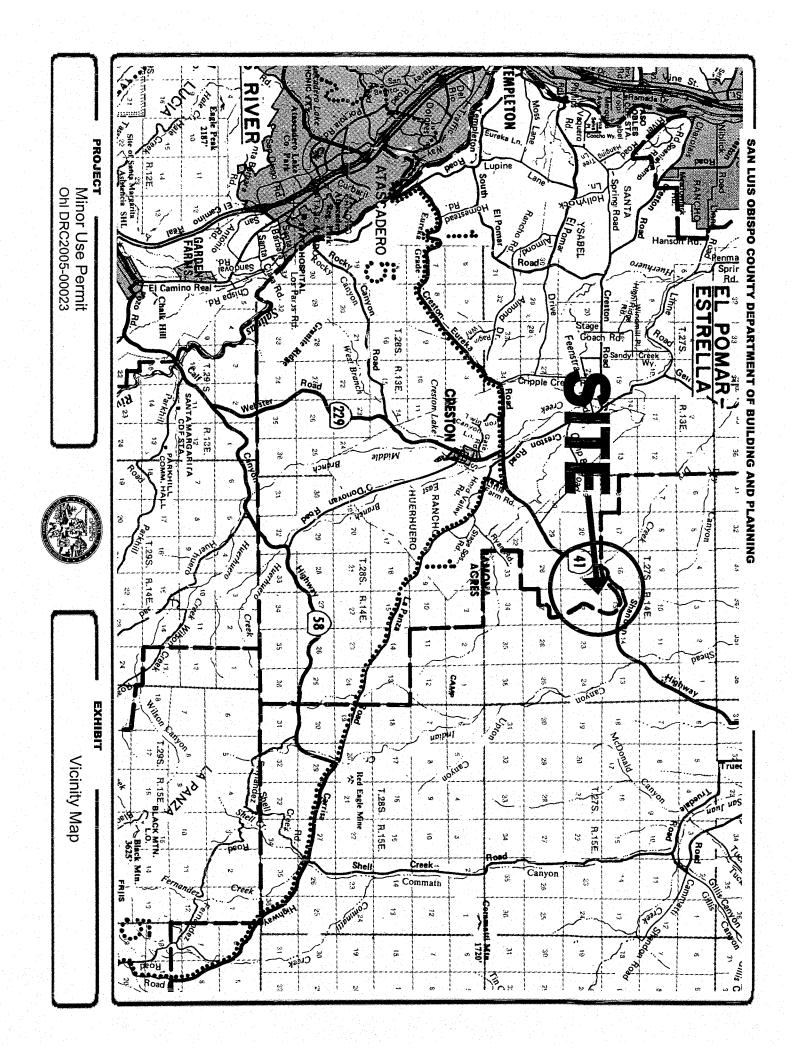
PO BOX 409 CRESTON CA 93432-0409 OHL JAMES R NMO

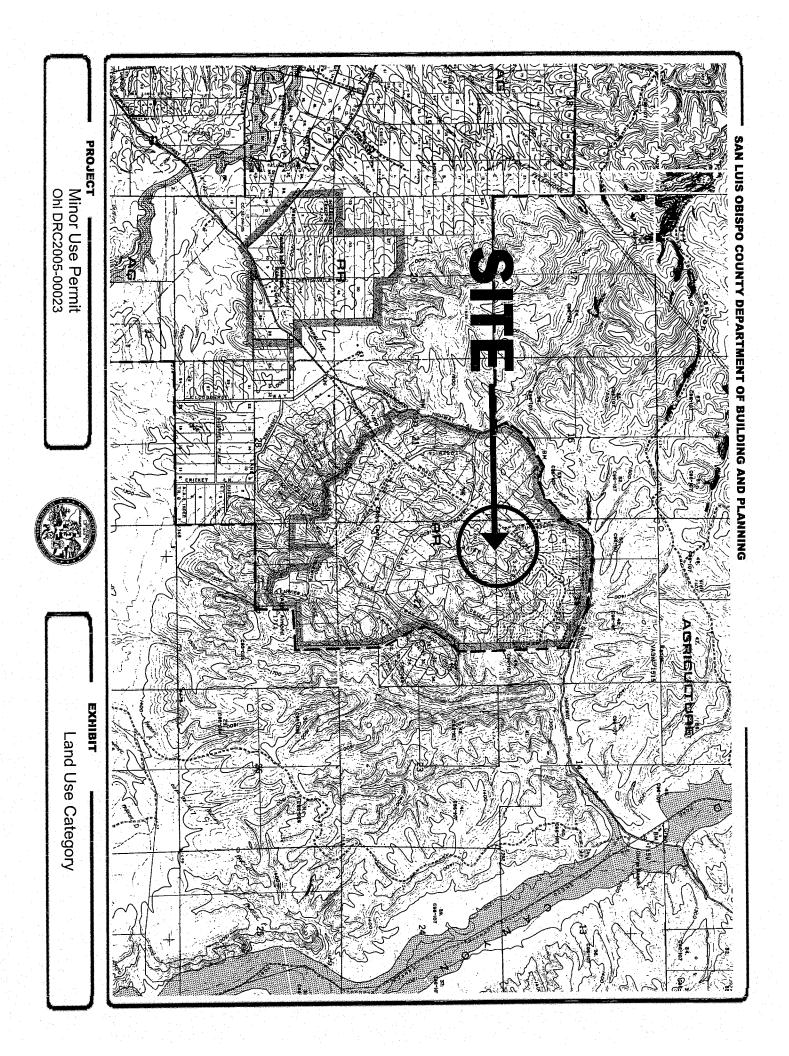
OHL SHARRY C NMO

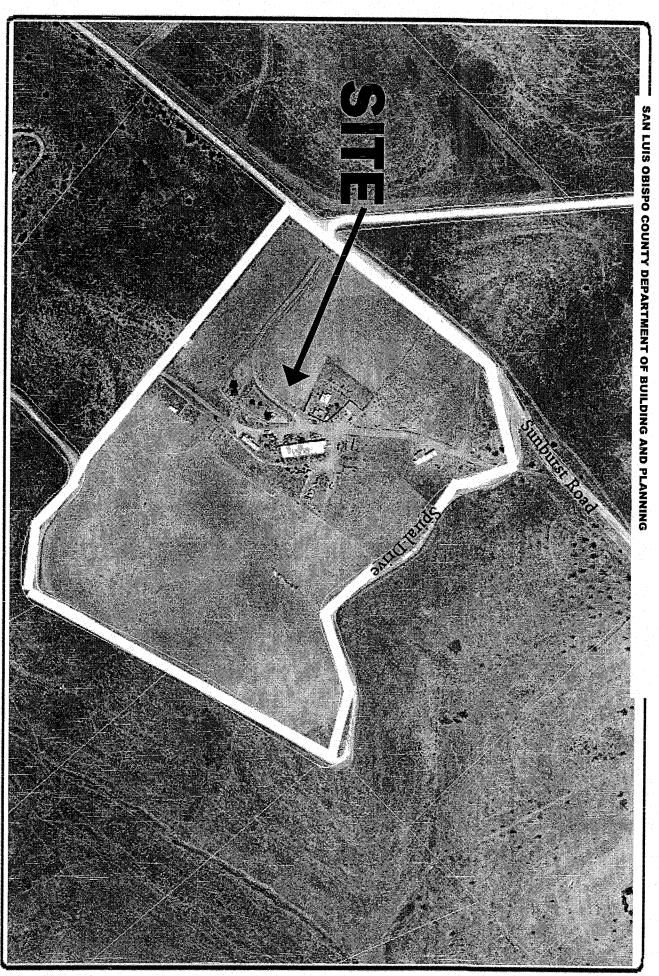
Phone Numbers and Contact info

Notes

ParcelSummary.rpl







PROJECT

Minor Use Permit Ohl DRC2005-00023

EXHIBIT

Aerial Photograph





CDF/San Luis Obispo County Fire RESIDENTIAL FIRE SAFETY PLAN

RECEIVED
AUG 2 6 2005
Planning & Bid

Date: August 26, 2005

| Project Number(s): DRC2005-00023 | Name: James R. Ohl P.O. Box 409 Creston, CA 93432 |
|--|--|
| Project Location: 3433 Sunburst Road | City: Creston |
| Mailing Address: North County Team County Planning/Building Dept. County Government Center | City/State/Zip: San Luis Obispo, CA 93408 |
| Phone Number(s): pager 462-5135 | Cross Street: Amber Hills Way |
| Notes: Pre 1976 Mobile Home. Applicant is respons standards as outlined below including the 18 foot ro | ible for meeting all applicable driveway and road and width requirement along property frontage. |

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, **(805)** 543-4244, extension #2220. Inspections will be completed on the following Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

This project is located approximately **15 to 20** minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires.

It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

| The following standards are required: | Owner-Agent Initials |
|--|-------------------------|
| □ 30-foot building setback from property line required | |
| **Note: All setbacks are subject to County Planning Department approval. | |
| ☐ A residential fire sprinkler system is required (NFPA 13D) | |
| | |
| ■ 2500 gallons of water storage required | |
| | |
| | |
| ⊠ System gravity drain required | |
| ☐ Fire connection shall be located on the approach to the structure(s) | |
| Fire connection must be located not less than 50 feet & no more than 150 feet from the structure | |
| Fire connection must be located within 8-feet of the driveway & 24 inches above grade | |
| Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with cap. The outlet must face toward the driveway at a 90° angle. | |
| ☑ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection | |
| ☐ Blue dot reflector must be located near fire connection | |
| A fire hydrant is required that can deliver 1000 gallons per minute for 2 hours. | |
| Provide a letter from the water purveyor that hydrant meets fire flow requirements | |
| Two 2 1/2" outlets and one 4" outlet with National Standard threads | |
| ☐ Within 8 feet of the roadway | |
| ☐ Place a blue dot reflector on roadway, just off center, on the side of the hydrant | |

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|--|---------------------------------------|
| Hydrant must be located within 250 feet of the residence. | |
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| | |
| Must provide an unobstructed vertical clearance of not less than 13'6" | |
| Where road exceeds a 12% grade, it must be a nonskid surface ■ | |
| ☑ If road exceeds a 16% grade, it must be certified by an engineer | |
| □ Road must be named using the County standard signage | |
| ☑ Driveway must be 10 feet wide | |
| | |
| Where driveway exceeds a 12% grade, it must be a nonskid surface ■ 12 | |
| ☐ If driveway exceeds a 16% grade, it must be certified by an engineer | |
| | |
| ☑ Must provide an unobstructed vertical clearance of not less than 13'6" | |
| Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the | |
| residence/structure | |
| ☑ Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart | |
| ☐ Bridge is required to support a fire engine load weight of 20 tons | |
| ☐ Bridge must have a sign indicating load & vertical clearance limits at entrances | |
| One-lane bridge: minimum 12', turnouts at both ends, one-way signs, clear visibility | |
| Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway | |
| ☐ Center line of lane turning radius must be at least 25 feet | |
| ☐ Provide Fire Department approved key access (approved switches may be used) | |
| | |
| Remove limbs located within 10 feet of chimney | |
| | |
| Fire-resistive (non-combustible) siding is required | |
| ☐ Boxed-in eaves are required | |
| Highly visible permanent address numbers shall be placed at the driveway entrance. | |
| (minimum 4" letter/number height, 3/8 inch stroke) | |
| ☐ Highly visible address numbers shall be placed on the residence(s). | |
| (minimum 4" letter/number height, 3/8 inch stroke). | |
| Secondary dwelling units require a separate address. Contact Leonard Mansell at SLO County Planning Dept for more information at (805) 781-5199. | |
| Smoke detectors are required in all sleeping areas | |
| Other Requirements: | |
| This fire safety plan may be used for building permit | |

When all of the fire safety requirements have been completed, please call the Fire Prevention Bureau at (805) 543-4244, extension #2220 to arrange for your final inspection.

Chad Zrelak Fire Captain

CDF / SLO COUNTY FIRE DEPARTMENT

General Information 805/543-4244 Fire Prevention/Planning 805/543-2446 FAX 805/543-6909

635 N. SANTA ROSA • SAN LUIS OBISPO • CALIFORNIA 93405

April 25, 1991

Mr. James Ohl P.O Box 339 San Luis Obispo, CA 93406

Dear Mr Ohl:

Fire Safety Plan
Permit Number: B893774 Name: Ohl

The Department has reviewed the proposed fire safety plans submitted for the single family residence (mobile home) project, located on the corner of Amber Hills Way and Sunburst Road. The property is located within the "moderate" fire hazard severity area, and will require a minimum 10 minute response time from the nearest County Fire Station. The applicant and project shall meet the minimum fire/life safety requirements of the Uniform Fire Code (1988) with amendments.

A COPY OF THIS FIRE SAFETY PLAN SHALL REMAIN ON THE PROJECT SITE UNTIL FINAL INSPECTION OR A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

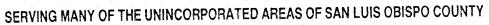
FIRE FLOW

Emergency water supplies shall meet the minimum fire flow requirements as identified in the Uniform Fire Code, Section 10.301 (c) as amended and Appendix III-A.

WATER STORAGE TANK

The proposed project shall provide a minimum of 5,000 gallons of water in storage. Actual storage is based on size of structures. Emergency water storage tanks shall have an automatic fill, sight gage, venting system and a minimum four (4) inch plumbing (schedule 40) of PVC or iron pipe for residential use. Gravity systems must drain to fire hydrant or water connection.







WATER SUPPLY CONNECTION

Fire fighting water systems are to be provided with any of the following standards to enable connection by emergency fire equipment [UFC 10.301 (c) (amended)]:

- * The fire hydrant valve shall be two (2) feet above grade, thirty (30) feet from flammable vegetation and within eight (8) feet of driveway as you approach the structures.
- * Residential connection shall be brass with 2 1/2 inch National Standard male hose thread and cap. The connection shall be two (2) feet above grade, not less than fifty (50) feet, or exceed one hundred fifty (150) feet from the building/structure to be protected.
- Other uses not identified shall be approved by the Chief.
- * Signing: Each hydrant/fire valve shall be identified by a reflectorized blue dot by the following:
 - (a) Within three (3) feet of the water connection.
 - (b) On a fire resistant sign/post or on non-skid surface off center of roadway, to the fire hydrant side.

<u>ACCESS</u>

Fire apparatus access roads shall be provided and maintained in accordance with the Uniform Fire Code, Section 10.207.

Width - The unobstructed driveway width shall be 16 feet.

<u>Surface</u> - All roads and driveways shall be constructed to meet the load weight of 18 tons, and provide a surface so as to maintain all-weather driving capabilities.

<u>Grade</u> - Any grade exceeding 15% shall be non-skid with a maximum gradient of 20%.

<u>Bridges</u> - Applicant shall provide a "Letter of Certification" from a licensed engineer verifying minimum load design.

<u>Premise Identification</u> - Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.

<u>VEGETATION</u> <u>CLEARANCE</u> (Uniform Fire Code Appendix II-A) Protection to All Structures

- * Maintain around and adjacent to all buildings or structures an effective firebreak made by removing and clearing away, for a distance therefrom of not less than 30 feet on each side thereof, all flammable vegetation or other combustible growth. This section shall not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
- Remove that portion of any tree which extends within 10 feet of the outlet of any chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

If I can provide additional information or assistance please call 543-2446.

Sincerely, Silled R. Portlette

Gilbert R. Portillo

Fire Inspector

vmh

cc: Bill Boag, Battalion Chief

A COPY OF THIS FIRE SAFETY PLAN SHALL REMAIN ON THE PROJECT SITE UNTIL FINAL INSPECTION OR A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

| TRIPLICATE Owner's Copy | | √. £LL (| STATE OF CAL | ION REPORT | DWR USE O |
|---|----------------------|--------------------|----------------|--------------|--------------------|
| Page of Owner's Well No. | | | • | 907540 | STATE |
| Date Work Began Local Permit Age Permit No. 2 | ency <u>Can luis</u> | Permit | ounty H. | -04 | |
| ORIENTATION (±) DEPTH FROM SURFACE | —— GEOLOGI | C LOG | | FY) Name 1 | Oh! 20 130x 409 |
| Ft. to Ft. | Describe ma | terial, grain size | e, color, etc. | Address 3433 | WELL LOCA |

| STATE WE | LL NO./STATION NO. |
|----------|--------------------|
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| LATITUDE | LONGITUDE |
| | |
| API | N/TRS/OTHER |

| ORIENTATION () VERTICAL HORIZONTAL ANGLE | (SPECIFY) Name Jin Oh! |
|---|---|
| DRILLING FLUID | Mailing Address Para Con |
| SUBFACE DESCRIPTION | CITY STATE ZIP |
| Ft. to Ft. Describe material, grain size, color, et | c. WELL LOCATION |
| Olo Custon Call | Address 2422 Carpens to 3d |
| 3 1 / White Chaille Track | City Criston Cd |
| - January Committee of the second | County Con heis Obleso |
| 4 1 /8 1 TAN CHAY | |
| 13 142 Green eldy | |
| 41 40 + Sand | Township 275 Range 145 Section 1 |
| 40 105 TAN CAY W/ Sand | Lat DEG. MIN. SEC. Long DEG. MIN. SEC. |
| 105 120 Coart CANA | LOCATION SKETCH ACTIVITY (\(\perceq\)) |
| 120 115 CV-31 MAN | NORTH NEW WELL |
| 11.5 1 100 1 701 1121 | HWY 41 MODIFICATION/REPAIR |
| 190 250 514 524 | Deepen |
| | Other (Specify) |
| 250 260 Blu Shirt | DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG" |
| 240+360+ Fine Inna | Procedures and Materials |
| 240 : 440 : Blue Clay | (90) |
| 440 465 Sand & GLAVIL | USES (WATER SUPPLY |
| 415 500 Hard Blue chay | Domestic Public |
| 500 500 Blue Alay | Irrigation Industrial |
| 500 450 Carren and Compact | MONITORING |
| 150 720 Hay Blue 1/14 | TEST WELL |
| Total Process and Compact of | CATHODIC PROTECTION |
| 710 SOO Cooley Sould | HEAT EXCHANGE |
| 740 800 Cools SANS | DIRECT PUSH |
| | INJECTION |
| | VAPOR EXTRACTION SPARGING |
| | SOUTH |
| 1 | Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE. |
| | necessary. PLEASE BE ACCURATE & COMPLETE. |
| | WATER LEVEL & YIELD OF COMPLETED WELL |
| | |
| | DEPTH TO FIRST WATER |
| | DEPTH OF STATIC WATER LEVEL 520 (Ft.) & DATE MEASURED 4200 |
| | |
| (T) | ESTIMATED YIELD • (GPM) & TEST TYPE |
| TOTAL DEPTH OF BORING (Feet) | TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Ft.) |
| TOTAL DEPTH OF COMPLETED WELL 790 (Feet) | * May not be representative of a well's long-term yield. |
| CLOTHO / | S) DEPTH ANNULAR MATERIAL |
| DEPTH BORE- BORE- | DEPTH ANNULAR MATERIAL FROM SURFACE TYPE |
| FROM SURFACE HOLE TYPE () | THE THE |

| DEPTH | | | | | CASING (S) | | | DEPTH | ANNULAR MATERIAL | | | | |
|--------------------------|-----------------------------------|-------|---------------|----------|---------------------|----------------------------------|-------------------------------|---------------------------------|--------------------------|-------------|-----------------------|--|----------------------------------|
| FROM SURFACE Ft. to Ft. | BORE- HOLE DIA. (Inches) | BLANK | SCHEEN SCHEEN | DUCTOR 1 | MATERIAL / GRADE | INTERNAL DIAMETER (Inches) | GAUGE OR WALL THICKNESS | SLOT SIZE IF ANY (Inches) | FROM SURFACE Ft. to Ft. | CE- MENT | BEN- TONITE (ど) | | PE FILTER PACK (TYPE/SIZE) |
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| ı | | 2.7 | | | | | | | TION STATEMENT | | | | |

| | Geologic Log | |
|-------|--------------------------------------|-----|
| | Well Construction Diagram | |
| | Geophysical Log(s) | |
| | Soil/Water Chemical Analyses | |
| | Other | _ |
| TTACE | H ADDITIONAL INFORMATION, IF IT EXIS | STS |

| | | | | CALION | | | | |
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| I, the | e undersigned, | certify that this | s report is comp | lete and a | ccurate to | the best of | my knowled | lge and belief. |
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ADDRESS CITY STATE

Signed: DATE SIGNED

DATE SIGNED